



Prime Easton Outparcel

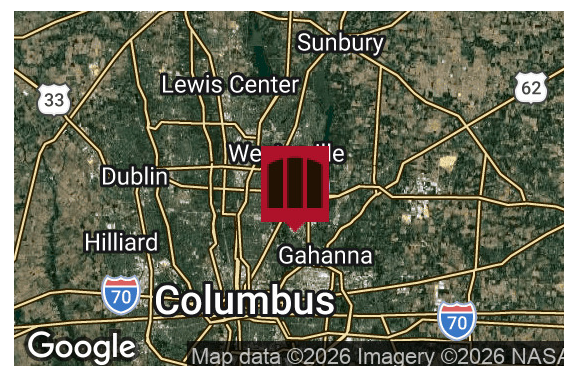
Property Description

Presenting a prime commercial outparcel opportunity at 4175 Morse Crossing, Columbus, OH. This property boasts an ideal location as a prime outparcel in front of Target and Lowe's, offering unparalleled exposure with over 22,000 vehicles per day. Situated in the super regional trade area of Easton, this site benefits from a signalized intersection and easy access to I-270, ensuring maximum accessibility. Its proximity to the high-traffic Easton Town Center and a large concentration of daytime and evening traffic further enhances its desirability. With high visibility in a thriving commercial hub, this property offers an exceptional leasing prospect for ambitious businesses.

Property Highlights

- Prime outparcel in front of Target and Lowe's
- Over 22,000 vehicles per day on Morse Crossing
- Super regional trade area of Easton
- Signalized intersection and easy I-270 access
- Proximity to high-traffic Easton Town Center
- Large concentration of daytime and evening traffic
- High visibility in a thriving commercial hub

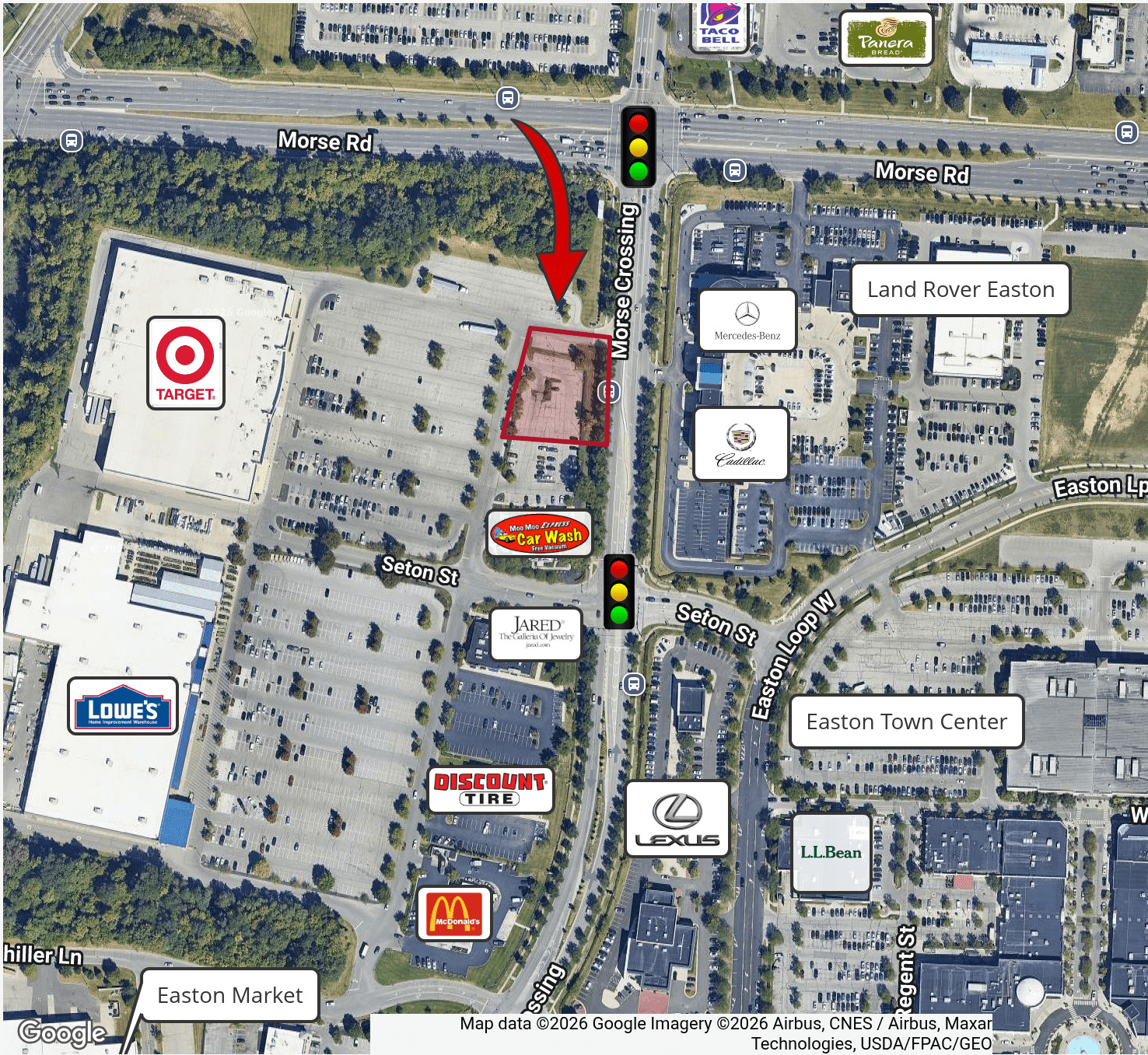
4175 Morse Crossing
Columbus, OH 43219



Property Summary

Land Available:	0.65 Acres
Lease Rate:	Negotiable

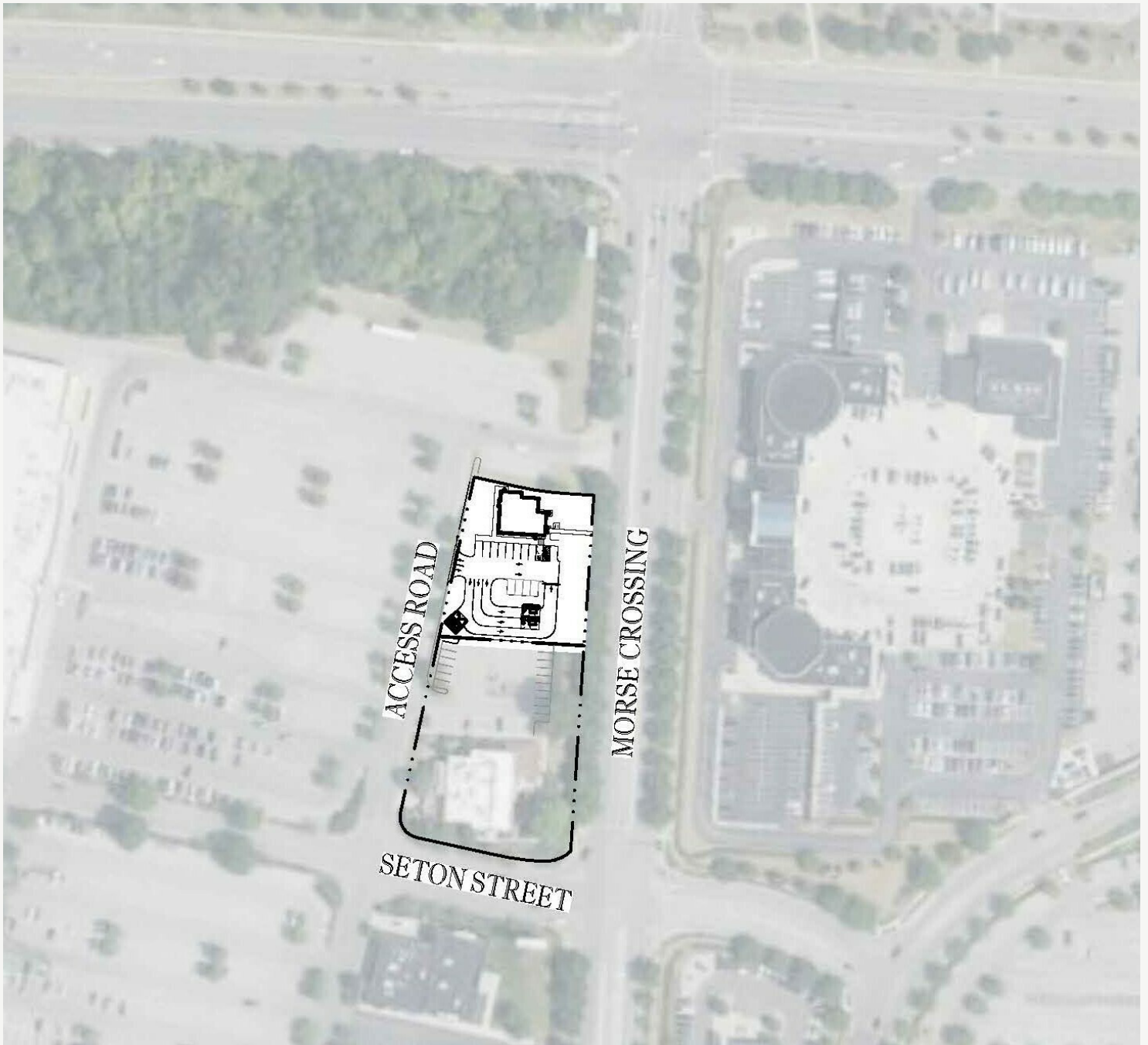
Demographics	3 Miles	5 Miles	10 Miles
Total Households	44,307	116,295	397,741
Total Population	116,201	286,816	950,223
Average HH Income	\$82,907	\$87,364	\$102,306





Prime Easton Outparcel

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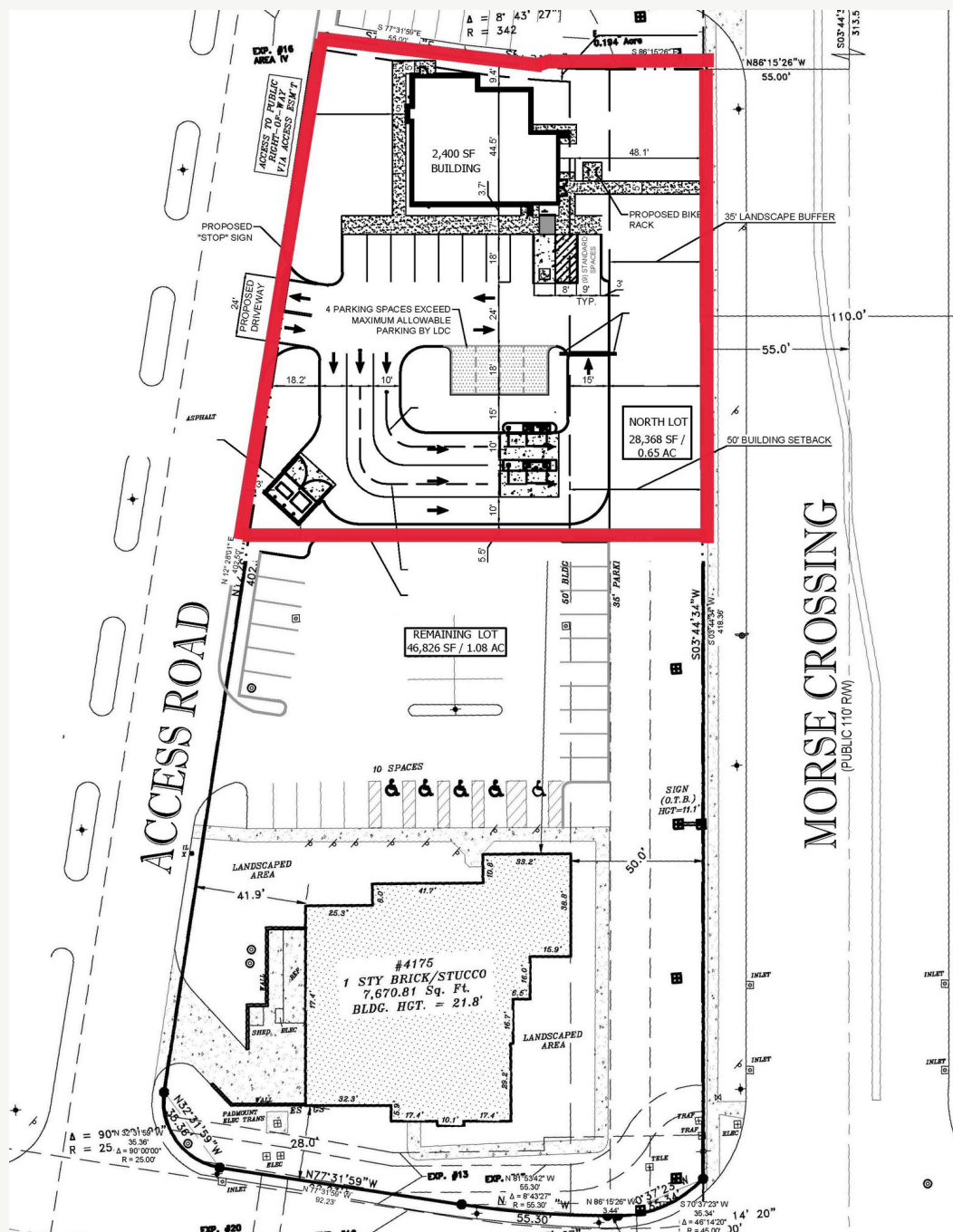
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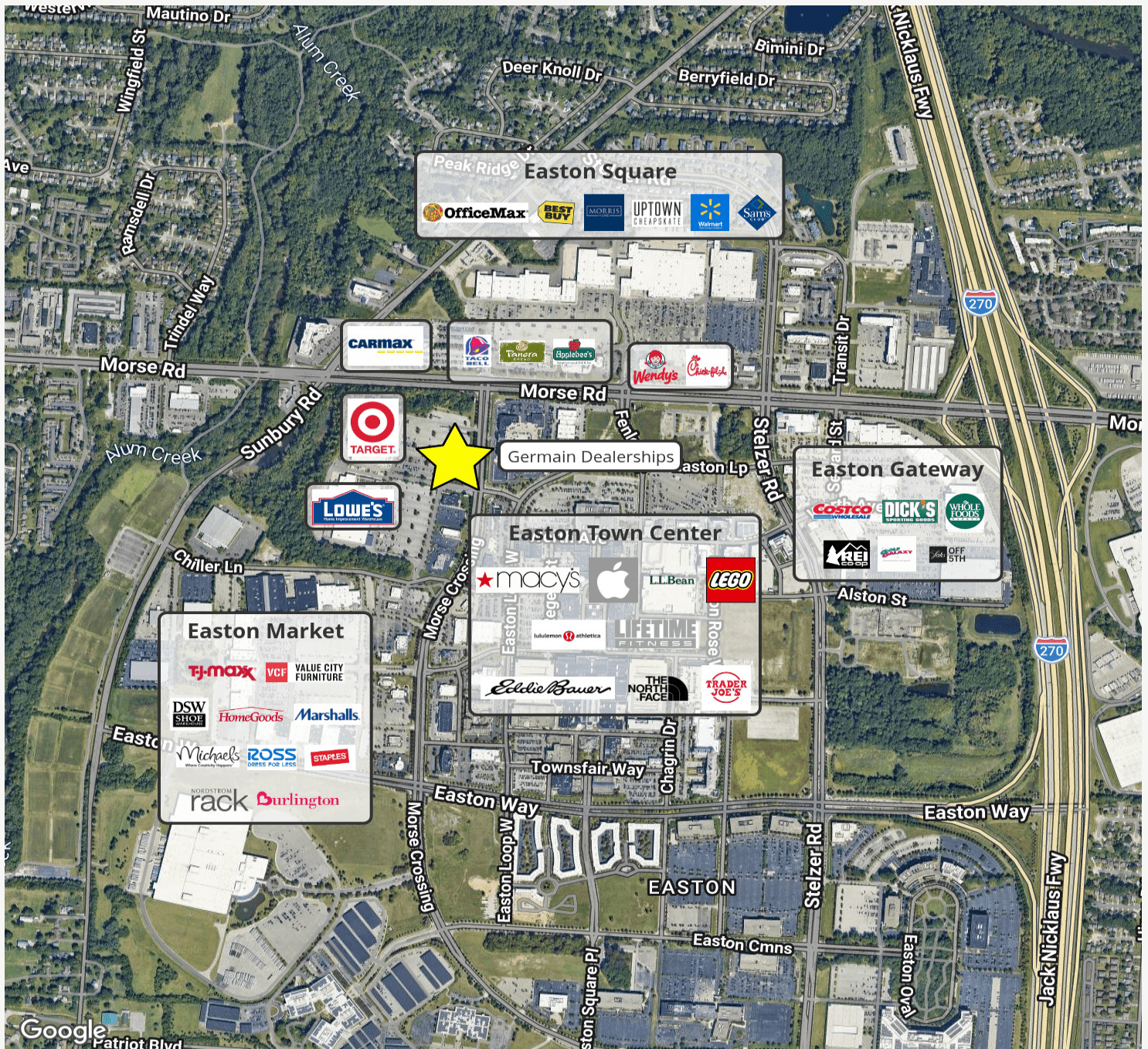
199 S. High St., Suite 100
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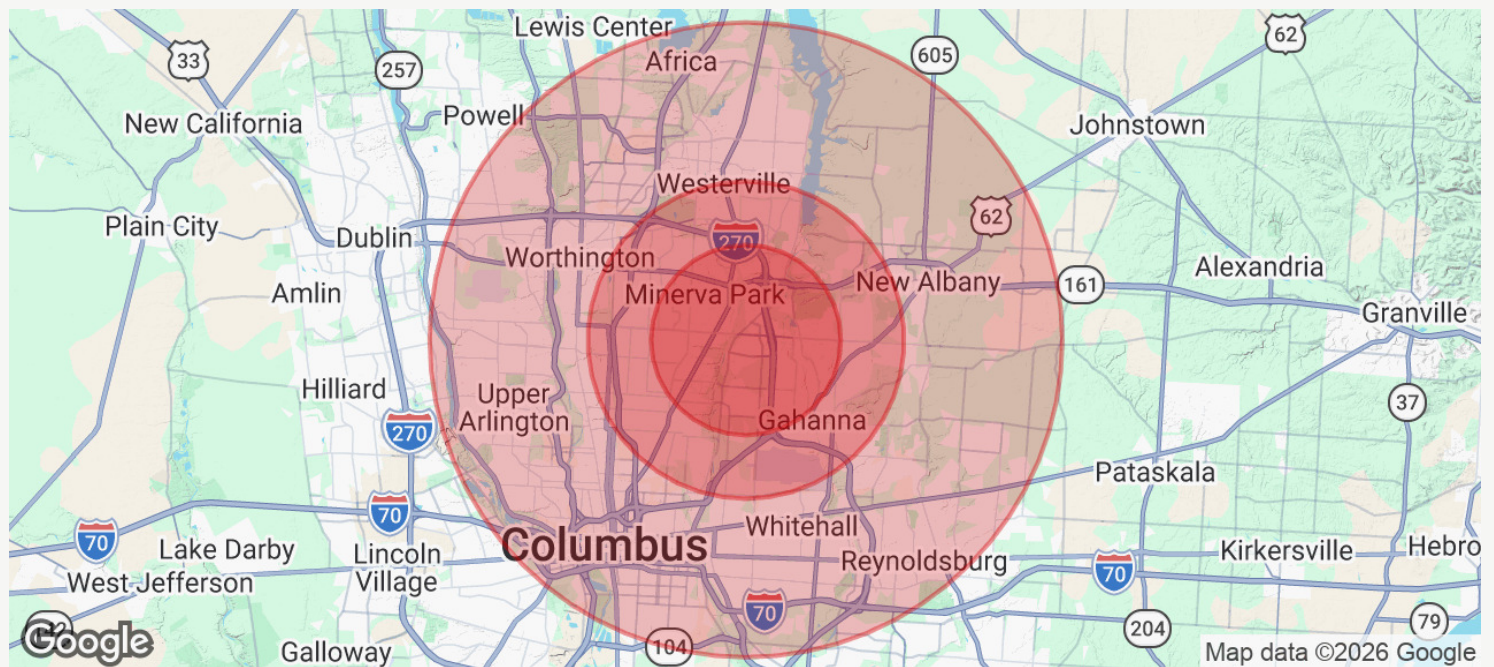






Prime Easton Outparcel

4175 Morse Crossing, Columbus, OH 43219



Population	3 Miles	5 Miles	10 Miles
Total Population	116,201	286,816	950,223
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	37	39	39
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	44,307	116,295	397,741
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$82,907	\$87,364	\$102,306
Average House Value	\$262,231	\$268,993	\$343,192

2020 American Community Survey (ACS)



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